



Department of Planning, Housing, & Community Development

Mayor, Richard C. David

Interim Director, Jennifer M. Taylor

MEMORANDUM

TO: Planning Commission Members
FROM: Planning, Housing and Community Development
DATE: March 17, 2014
SUBJECT: 172-178 State Street; Series A Site Plan / Special Use Permit Review
TAX ID #: 160.33-2-13; 160.33-2-14
CASE: 2014-04

A. UPDATES

The applicant has removed from the proposed project the development of a parking garage at 172 State Street, and therefore, the project does not require any variances from the Zoning Board of Appeals. The new proposal also includes the construction of a stair tower to serve as a means of egress on the southern face of 178 State Street. The stair tower will descend into the northeast corner of 172 State Street, and a fire-rated corridor at the base of the stairs will lead to a newly constructed door at the western face of 172 State Street. In addition, at the Planning Commission's request, the applicant has completed a Phase 1 Environmental Site Assessment and is in the process of executing a Phase 2.